



Entered on Docket
January 26, 2010

A handwritten signature in dark ink, appearing to read "Linda B. Riegler".

Hon. Linda B. Riegler
United States Bankruptcy Judge

Electronically Filed on _____

WILDE & ASSOCIATES

Gregory L. Wilde, Esq.
Nevada Bar No. 004417
212 South Jones Boulevard
Las Vegas, Nevada 89107
Telephone: 702 258-8200
bk@wildelaw.com
Fax: 702 258-8787

and

MARK S. BOSCO, ESQ.
Arizona Bar No. 010167
TIFFANY & BOSCO, P.A.
2525 East Camelback Road, Suite 300
Phoenix, Arizona 85016
Telephone: (602) 255-6000
Wells Fargo Bank, N.A.
09-76080

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In Re:

Michael J. Flynn and Susan J. Flynn

Debtor(s).

BK-08-24979-lbr

Date: 1/6/2010
Time: 10:30 a.m.

Chapter 13

ORDER VACATING AUTOMATIC STAY

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the
2 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to
3 Secured Creditor Wells Fargo Bank, N.A., its assignees and/or successors in interest, of the subject
4 property, generally described as 1290 Cornet St., Henderson, NV 89052, and legally described as
5 follows:
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7 LOT ONE HUNDRED SIXTY-THREE (163) IN BLOCK SIX (6) OF THE FINAL MAP OF
8 RICHMOND AMERICAN HOMES OF NEVADA AT ANTHEM, AS SHOWN BY MAP
9 THEREOF ON FILE IN BOOK 104 OF PLATS, PAGE 60, IN THE OFFICE OF THE
COUNTY RECORDER, CLARK COUNTY, NEVADA.

10 IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give
11 Debtors at least five business days' notice of the time, place and date of sale.

12 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Secured Creditor hereby
13 withdraws its secured Proof of Claim filed in this matter. The Secured Creditor shall notify the Trustee of
14 the completion of the foreclosure sale. If applicable, Secured Creditor may thereafter amend its secured
15 Proof of Claim to an unsecured Proof of Claim no later than forty-five (45) days after the foreclosure sale.

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1 IT IS FURTHER ORDERED that in the event a Notice of Default was recorded against this
2 particular property prior to July 1, 2009, the Debtor can promptly submit a copy of this Order to the
3 State of Nevada, Foreclosure Mediation Program and the Order will be construed as an agreement
4 between the Secured Creditor and Debtor that they have voluntarily agreed to a mediation under the
5 Nevada State Foreclosure Mediation Program pursuant to Rule 6 of said program. The necessary
6 information can be accessed at "http://www.nevadajudiciary.us".

7 DATED this ____ day of _____, 2009.

8 Submitted by:

9 **WILDE & ASSOCIATES**

10  #10235
11 By S/GREGORY L. WILDE

12 **GREGORY L. WILDE, ESQ.**

13 Attorney for Secured Creditor

212 South Jones Boulevard

Las Vegas, Nevada 89107

14 APPROVED / DISAPPROVED

15 _____
16 Donald P. Norris

17 1701 W. Charleston Blvd

18 #320

19 Las Vegas, NV 89102

20 Attorney for Debtor(s)

21 APPROVED / DISAPPROVED

22 _____
23 Rick A. Yarnall

24 701 Bridger Avenue #820

25 Las Vegas, NV 89101

26 Chapter 13 Trustee

1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 ☐ The court waived the requirements of LR 9021.

3 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 ☐ No parties appeared or filed written objections, and the trustee is the movant.

5 ☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a
6 copy of this proposed order to all counsel who appeared at the hearing, and any trustee
7 appointed in this case, any unrepresented parties who appeared at the hearing, and each has
8 approved or disapproved the order, or failed to respond, as indicated below:

9 Debtor's counsel:

10 ☐ approved the form of this order ☐ disapproved the form of this order

11 ☐ waived the right to review the order and/or ☒ failed to respond to the document

12 ☐ appeared at the hearing, waived the right to review the order

13 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

14 Trustee:

15 ☐ approved the form of this order ☐ disapproved the form of this order

16 ☐ waived the right to review the order and/or ☒ failed to respond to the document

17 ☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all
18 counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented
19 parties who appeared at the hearing, and each has approved or disapproved the order, or failed to
20 respond, as indicated below.

21 Debtor's counsel:

22 ☐ approved the form of this order ☐ disapproved the form of this order

23 ☐ waived the right to review the order and/or ☐ failed to respond to the document

24 ☐ appeared at the hearing, waived the right to review the order

25 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

26 Trustee:

☐ approved the form of this order ☐ disapproved the form of this order

☐ waived the right to review the order and/or ☐ failed to respond to the document

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed
written objection.

Submitted by:

/s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

Attorney for Secured Creditor